

City of Mount Vernon Downtown Flood Protection Project and Riverfront Trail, Phase III



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City of Mount Vernon Downtown Flood Protection Project and Riverfront Trail, Phase III



PROJECT DESCRIPTION

The Downtown Mount Vernon Flood Protection and Revitalization Project will protect Mount Vernon's historic downtown from flooding with FEMA certified flood protection and serve to revitalize the historic downtown area. The project will remove the downtown from the FEMA 100-year base flood elevation and will release pent up economic opportunities that are so important to our region. The project is the key component of the comprehensive downtown redevelopment plan that is being used to guide public and private investments over the next 20 years.

The Project, which features a river promenade, trail system and public riverfront park, is being done in three phases:

- **Phase I COMPLETED October 2010**
 - 1300 linear feet of floodwall & river trail between Division Street Bridge north to Lions Park
- **Phase II construction WILL COMMENCE IN 2013 and WILL BE COMPLETED IN 12-18 months**
 - All necessary funding has been secured
 - 1,650 linear feet of floodwall, 24-ft. wide river walk and trail connection to regional trail system
 - 30,000 square foot Public Riverfront Park
- **Phase III: Funding is being sought to enable the City to complete the Project**
 - With secured funding, project will begin construction in 2014
 - 1.2 miles of floodwall and earthen levee
 - .9 miles of river walk and trail connection to regional trail system

Waterfront Revitalization Phase Two



Coming Soon, 2013

Take the Virtual Tour of the Waterfront Revitalization, Phase II:
www.mountvernonwa.gov/downtown_and_waterfront_area_master_plan

City of Mount Vernon

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BENEFITS OF COMPLETING THE PROJECT

Federal, State & Local Interests:

- Will protect sections of Interstate 5 and State Route 536
- Will secure major freight, passenger and commuter corridors through the protection of sections of I-5 and the BNSF rail line
- Will protect County and City essential public facilities
- Will protect the City's Wastewater Treatment Facility located within 200 feet of the Skagit River
- Eliminates the need to deploy state and federal emergency services during flood event (over 2000 volunteers and 150,000 sandbags)
- Eliminates need for disaster relief support and funding for flood damage

Additional Benefits:

- Will enable redevelopment and economic revitalization of the historic downtown
- Will stabilize and protect both local and state property tax base and tax revenue
- Critical backbone of a regional shoreline trail system and link to community parks

ECONOMIC BENEFITS

JOB CREATION:

- **100+ immediate construction jobs** for flood control project during construction of flood control project
- **+ 1800 construction jobs over next 5-15 years due to redevelopment activity**

NEW DEVELOPMENT WITH COMPLETION OF PHASE III:

- New Development in downtown over next 5-10 years:
 - ◇ **626 new jobs in 5 years and 1,338 within 15 years**
 - ◇ 125,000 square feet of new retail commercial
 - ◇ 55,000 square feet of new office
 - ◇ 200 units of high-density residential
- Over next 30 yrs:
 - ◇ Cumulative State sales tax will increase \$156 million
 - ◇ Property tax will increase \$9 million
 - ◇ **2,548 new jobs within 30 years**

City of Mount Vernon

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READINESS TO PROCEED

- ***Conditional Letter of Map Revision (CLOMR) approved by FEMA***
- ***All permits complete and in hand***
- Engineering design completed
- Environmental studies (NEPA, SEPA) completed
- Estimated Construction Period 12 -18 months

PARTNERS

Funding Partnerships:

- Dike District #3
- Skagit County
- Puget Sound Energy
- State of Washington

Community Partners in Support:

- Skagit Valley Hospital
- Skagit Valley College
- Mount Vernon School District
- Mount Vernon Chamber of Commerce
- Mount Vernon Downtown Association
- Mount Vernon Farmers Market
- Economic Development Association of Skagit County (EDASC)
- Port of Skagit
- Housing Authority of Skagit County

SHORTFALL AND NEED:

**\$10 million to fully fund Downtown Flood
Protection Project and Riverfront Trail, Phase III**

City of Mount Vernon

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Summary of Secured Funding and Funding Strategies for Phase III

Project Cost Summary

	Amount
Phase I	2,200,000
Phase II	12,900,000
Total for Phase I and II	15,100,000
Phase III	10,000,000
Total for all Construction Phases	25,100,000
Master planning, engineering, other	2,200,000
Total Cost Summary	27,300,000

Total Revenue Sources Secured:

	Amount	% of Total
State Capital Budget (2007-2013)	3,187,500	18%
ALEA Grants (RCO)	936,442	5%
WWRP Trails Grants (RCO)	1,130,353	7%
Wash State Dept of Commerce Grant	800,000	5%
CDBG Entitlement Grants	1,837,855	11%
CDBG Section 108 Loan	1,000,000	6%
Federal Appropriation (FTA)	198,000	1%
Skagit Econ Dev/Distressed County grant	1,000,000	6%
Dike District No. 3	2,000,000	12%
Puget Sound Energy	1,000,000	6%
City funds	4,209,850	24%

Total Funding Secured

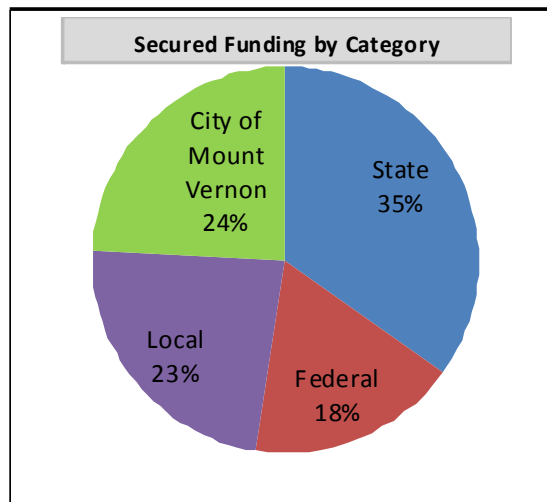
17,300,000 100%

Total Revenue Sources by Project Phase:

Master Planning, engineering, other	2,200,000
Phase I and Phase II Construction	15,100,000

Total Funding Secured

17,300,000



Phase III Funding Need and Strategies: \$10,000,000

Seek Federal and State funding through grant programs and/or appropriations
 Skagit County Economic Dev/Distressed County grant program, other grant opportunities
 Dike District No. 3, City of Mount Vernon, Long-term debt financing

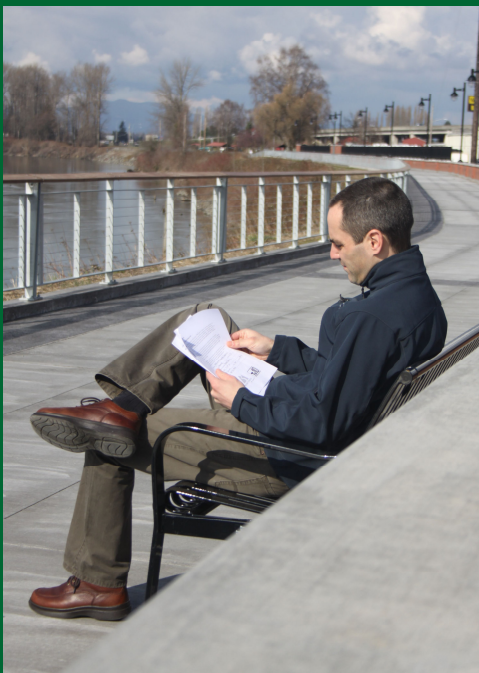
City of Mount Vernon Flood Protection Project and Riverfront Trail



City of Mount Vernon Downtown Flood Protection Project and Riverfront Trail, Phase III



Phase I - Completed October 2010



Waterfront Revitalization Phase Two

- Construction of Phase Two to begin in Summer of 2012
- 1,650 linear feet of floodwall to protect historic downtown Mount Vernon
- 1,650 linear feet of 24-ft wide riverwalk and trail connection to regional trail system
- 30,000 square foot Public Riverfront Park
- First phase completed October 2010 - 1,300 linear feet of floodwall & river trail from Division Street Bridge north to Lions Park

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